

Submitted September 14, 2016  
Approved as of  
Date September 14, 2016

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 11-2016  
Wednesday, June 8, 2016**

The City of Rockville Planning Commission convened in regular session in the  
Mayor and Council Chambers at 7:00 p.m.  
Wednesday, June 8, 2016

**PRESENT**

Charles Littlefield, Chair  
Anne Goodman Gail Sherman  
Don Hadley John Tyner, II  
David Hill

**Present:** Andrew Gunning, Deputy Director  
Eliot Schaefer, Assistant City Attorney  
Jim Wasilak, Chief of Zoning  
Brian Wilson, Principal Planner  
Bobby Ray, Planning Manager  
Jeff Ratteree, Principal Civil Engineer  
Greg Lyons, Senior Transportation Engineer  
Wayne Noll, City Forester  
Emad Elshafei, Chief, Traffic and Transportation  
Kevin Belanger, Senior Transportation Planner/Bicycle and Pedestrian Coordinator

The Commission discussed a suggestion made by staff to switch the order of presentations by staff and the applicant for the case on the agenda, and to try this as a 'test' to possibly use going forward. The applicant concurred with the approach, and the Commission agreed to try that sequence for this evening's meeting, and to discuss observations about the process later.

**I. REVIEW AND ACTION**

- A. Level 2 Site Plan STP2016-00276, 1401 Research Boulevard – A proposal to construct four commercial buildings on approximately 13.35 acres of land located on the east side of Research Boulevard at the intersection with West Montgomery Avenue. The property is zoned MXE.

Commissioner Hill disclosed that his employer submitted a letter in support of this application. He was not aware ahead of time that they would be submitting a letter in support of the project, and he does not feel compelled to support the project because of their support. Therefore he will participate with the Commission on the item.

Barbara Sears, attorney for the applicant, began the presentation and introduced Adam Davis with Foulger Pratt, the owner.

Mr. Davis discussed the project in detail and answered questions from the Commission. He was joined by Nicole Morrill who coordinated the application on behalf of Foulger Pratt, Marlin Row (architect), Lisa Biddle (landscape architect), Pat LaVay (civil engineer), and the transportation consultant on the project. There was extensive discussion about traffic conditions, turning movements, the requirement for bicycle parking, the recommended condition to move the sidewalk along MD 28, and utilities in the area and particularly along the sidewalk to be moved.

Brian Wilson presented the staff report and answered questions from the Commission.

Greg Lyons of the Public Works department indicated that the Traffic and Transportation Commission recommended approval of the project as described in the staff report, and he addressed questions regarding the condition to move the MD 28 sidewalk. He expressed his desire to leave the condition as proposed, requiring the entire length of the sidewalk to be moved by the applicant.

During public testimony, Mike Jenkins indicated that he liked the design, but expressed concern about security within the area and pass-through traffic given the sensitive nature of his employer's operations on the adjoining site.

Following a break, there was extensive discussion about the bicycle parking deferment request and what should be required given the uses proposed, including a health center with a pool and basketball court, as well as the condition to move the MD 28 sidewalk. Greg Lyons of the Public Works department indicated that during the break, he and the applicant were able to agree on revised language for the condition regarding the sidewalk along MD 28.

Commissioner Hadley moved, seconded by Commissioner Sherman, to allow deferral of a portion of the required bicycle parking as requested for one year, at which time the applicant will provide a study showing the actual use of the spaces provided. Following discussion, the motion was withdrawn.

Commissioner Hadley moved, seconded by Commissioner Tyner, to approve the site plan application with amended conditions #22 regarding the MD 28 sidewalk relocation and #23 regarding the required traffic mitigation, and a new condition #26 regarding potential left turn restrictions onto Research Boulevard. The motion passed, 6-0 (Commissioner Leiderman was absent).

- B. Ownership Plat PLT2016-00549, 1401 Research Boulevard – A proposal to create three ownership lots on approximately 13.35 acres of land located on the east side of Research Boulevard at the intersection with West Montgomery Avenue. The property is zoned MXE.

Brian Wilson presented the ownership plat, which directly relates to the site plan application that was just approved on the agenda. The applicant had nothing further to add.

Commissioner Hadley moved, seconded by Commissioner Tyner, to approve the ownership plat. The motion passed, 6-0 (Commissioner Leiderman was absent).

## **II. WORK SESSION – DRAFT BIKEWAY MASTER PLAN UPDATE**

Kevin Belanger and Emad Elshafei led a discussion with the Commission to review the proposed staff changes to the draft plan. Review of the matrix with staff's suggested changes was completed. The next review will focus on the language for addressing implementation of bicycle routes, as well as the routes proposed in the plan, including along the proposed bus rapid transit (BRT) lines.

## **III. Commission Items**

- A. Staff Liaison Report** – Mr. Gunning reported on the next Commission meeting and other items.
- B. Old Business** – Planning Commission Annual Report, 2015. Commissioner Hill moved, seconded by Commissioner Goodman, to approve the Commission's Annual Report for 2015. The motion passed, 6-0 (Commissioner Leiderman was absent).
- C. New Business**
- D. Minutes** - none
- E. FYI Correspondence**

## **IV. ADJOURN**

There being no further business to come before the Planning Commission, the meeting adjourned at 11:48 p.m.

Respectfully Submitted,

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Andrew Gunning, Commission Liaison